

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2012-0427C(XT2) **PC COMMISSION DATE:** Aug 28, 2018

PROJECT NAME: Regents West Campus – Site Plan Extension

ADDRESS: 3231 Travis Country Circle

AREA: 18.27 acres

WATERSHED: Barton Creek (Barton Springs Zone)

COUNCIL DISTRICT: 8

JURISDICTION: Full Purpose

APPLICANT: Regents School of Austin
3230 Travis Country Circle
Austin, Texas 78735

AGENT: Jamison Civil Engineering, Inc
Stephen R. Jamison P.E.
13812 Research Blvd. #B-2
Austin, Texas 78750

EXISTING ZONING: GO-CO-NP

PROPOSED DEVELOPMENT: An athletic complex for the Regents School of Austin, including sports fields, a fieldhouse (gym and sports office) with associated parking, and other associated improvements. The site was approved with SP-2012-0427C to be constructed in two phases. All of Phase 1 is complete, including infrastructure. Phase 2 consists of the 2-story fieldhouse with a total floor area of 36,224 square feet, with its associated parking. The extension will allow the construction of the Phase 2 building and completion of the site.

STAFF RECOMMENDATION: Staff recommends the requested extension to January 15, 2028. Staff previously granted a one year administratively approved extension from January 15, 2017 to January 15, 2018. Academic facilities often request lengthy extensions due to the nature of their funding, and these requests are supported by staff.

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Jonathan Davila
jonathan.davila@austintexas.gov

Telephone: 974-2414

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from January 15, 2017 to January 15, 2018.

PROJECT INFORMATION: 18.27 acres

EXIST. ZONING: GO-CO-NP

MAX. BLDG. COVERAGE: 60%

MAX. IMPERV. CVRG: 15%

PROP. BLDG CVRG: 26,380 sq. ft. (3.34%)

PROP. IMP. CVRG: 1.23 acres (6.73%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS

WATERSHED ORDINANCE: This project complies with current watershed regulations.

LAND USE: The site plan complies with all zoning regulations.

ENVIRONMENTAL: All environmental comments will be cleared before extension is issued.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: SF-1-NP (single-family)

South: N/A – ETJ (Foster Ranch Road, then undeveloped)

East: GO-CO-NP (Travis Country Circle, then school)

West: N/A – ETJ (undeveloped)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Travis Country Circle	80'	36'	Local City/County Street

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District

Bike Austin

City of Rollingwood

Friends of Austin Neighborhoods

Oak Hill Association of Neighborhoods (OHAN)

Oak Hill Neighborhood Plan – COA Liason

Oak Hill Neighborhood Plan – Contact Team

Oak Hill Trails Association

Regents School of Austin

Save Barton Creek Assn.

Save Our Springs Alliance

SELTexas

Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resources

Travis Country Community Service Assn.



8/15/2018

City of Austin
Development Services Department
505 Barton Springs Road, Fourth Floor
Austin, Texas 78704

**Re: Regents West Campus (SP-2012-0427C)
Site Plan Extension Request
“Good Faith” Letter**

To whom it may concern,

We hereby request a ten (10) year Land Use Commission approved extension, (per Section 25-5-63 LDC), to the original one (1) year administrative site development permit extension deadline, (approved June 6, 2017 – new deadline 01/17/2018), for the above referenced application.

Please Note: All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built, (Field House and associated parking).

Due to funding and school / construction scheduling issues, the Regents School of Austin wishes to extend the site plan permit deadline to allow more time to construct the previously approved Phase 2 improvements. **The school is not proposing any changes to the previously approved improvements at this time.**

Per Section 25-5-63 LDC:

- (A) An applicant may request that the Land Use Commission extend the expiration date of a released site plan if the expiration date was previously extended under Section 25-5-62 (Extension of Released Site Plan By Director), except that no extension may be granted for a site plan associated with a project that has expired under Chapter 25-1, Article 12, Division 3 (Expirations).

A one-year administrative extension was approved on June 6, 2017.

REGENTS SCHOOL OF AUSTIN

3230 TRAVIS COUNTRY CIRCLE AUSTIN, TEXAS 78735 512-899-8095 F 512-899-8623

WWW.REGENTSAUSTIN.ORG

- (B) The Land Use Commission shall hold a public hearing on a request to extend the expiration date of a released site plan under this section before it may act on the request. The director shall give notice under Section 25-1-132(A) (Notice of Public Hearing) of the public hearing.
- (C) The Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62 (Extension of Released Site Plan by Director).
- (D) An interested party may appeal the Land Use Commission's decision under this section to the council.

Per Section 25-5-62 LDC:

The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

(1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

The site plan complied with current code with the one-year administrative extension that was approved on June 6, 2017. No substantial regulations have changed since 2016, so the site plan should still substantially comply with rules for a new application.

- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;

The Regents School of Austin had every expectation that the entire site plan would be constructed by this time. Due to funding and school / construction scheduling issues, the Regents School of Austin will need to extend the site plan permit deadline to allow more time to fully fund and construct the previously approved Phase 2 improvements.

- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built.

All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built.

- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and

All of the Phase 1 improvements on the approved Regents West Campus Site Plan, (SP-2012-0427C), are complete and accepted. Only the Phase 2 improvements remain to be built.

(2) the director determines that:

- (a) if a traffic impact analysis was submitted with the application for site plan approval:

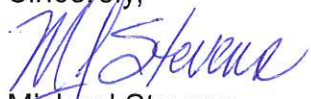
A TIA was not required with the previous site plan approval.

- (i) the assumptions and conclusions of the traffic impact analysis are valid; or
- (ii) if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or
- (b) if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.

A TIA was not required with the previous site plan approval and the proposed improvements will generate less than 2,000 trips per day. There should be no additional impacts as the proposed improvements are intended to be a supplement to the existing school use and is not intended to increase capacity.

Your consideration of our request is appreciated. Please let me know if you have any questions or need any additional information.

Sincerely,



Michael Stevens
Director of Operations

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JCE

JAMISON CIVIL ENGINEERING LLC
(TX, PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

REGENT'S WEST CAMPUS
 SITE & DIMENSIONAL PLAN - PHASE 2
 3231 TRAVIS COUNTRY CIRCLE
 AUSTIN, TEXAS 78735

The seal appearing on this document was authorized by
Stephen Ray Jamison
on 03/22, 2018



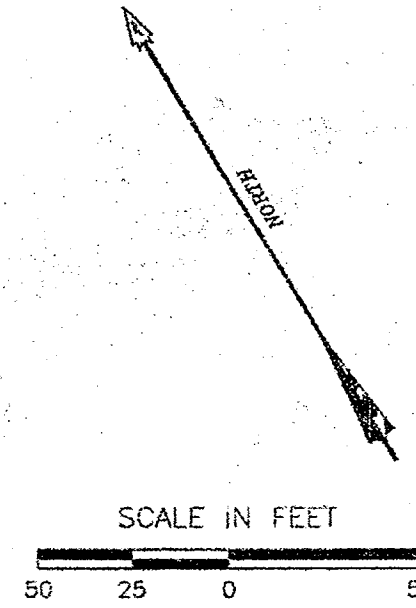
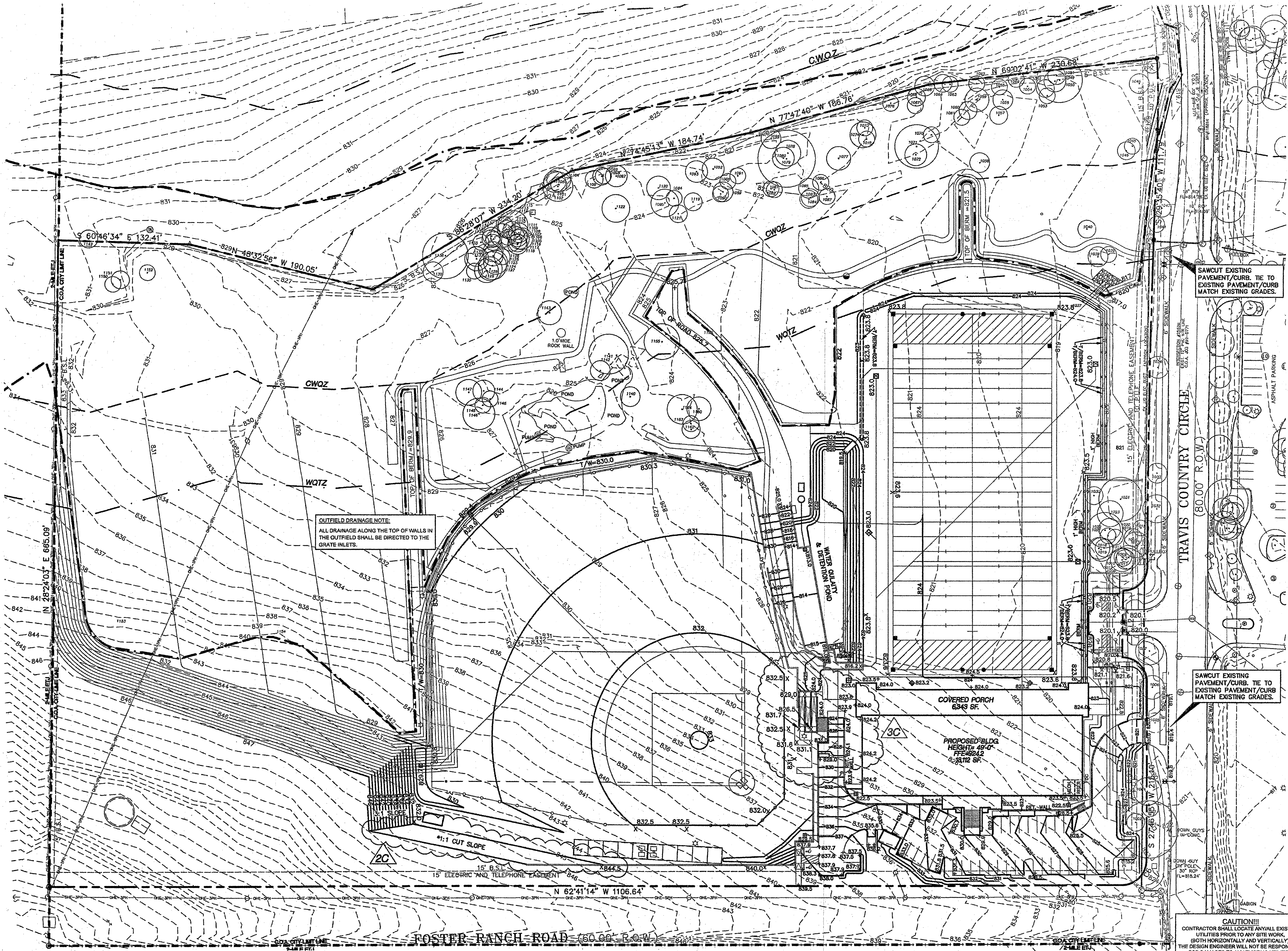
A circular professional seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle features a five-pointed star in the center. Below the star, the text "STEPHEN RAY JAMISON" is written, followed by the license number "86951" and the word "LICENSED" in a larger font.

Job No.	Snapshot:	
Scale (Hor.):	Scale (Vert.):	
Date:	Checked By:	Drawn By:
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

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SITE WALL NOTES:

- 1. THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED/EXISTING GRADE, UNLESS OTHERWISE NOTED.
- 2. ALL PROPOSED SITE WALLS SHALL INCLUDE A MIN. 4" HIGH HANDRAIL ATTACHED TO THE TOP THE ENTIRE LENGTH OF THE PROPOSED WALL. SEE DETAILS SHEETS FOR HANDRAIL DETAILS.
- 3. ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
R.O.W. LINE	---
EXISTING CONTOUR LINE	---855---
PROPOSED CONTOUR LINE (C8-2010-0056.08)	885
PROPOSED CONTOUR LINE	885
PROPOSED SPOT ELEVATION	+885.20
RETAINING WALL	---

***CUT SLOPE/ROCK WALL NOTE:**
ALL CUT SLOPES SHALL BE ANALYZED BY A GEOTECHNICAL ENGINEER TO VERIFY STABILITY OF EXISTING ROCK FACE. IF ROCK FACE IS DETERMINED TO BE UNSTABLE - A GEOGRID ROCK WALL WILL BE REQUIRED.

NOTE: RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5)

REPLACEMENT SHEET
SP-2012-0427C

SITE PLAN APPROVAL

FILE NUMBER: SP-2012-0427C APPLICATION DATE: 12/19/12
APPROVED ADMINISTRATIVELY ON: _____ UNDER SECTION 112 OF
CHAPTER 25-6 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 1/15/17 CASE MANAGER MAURINE SMITH
MAURINE SMITH MAURINE SMITH
FOR THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: 1/15/17 MAURINE SMITH
Rev. 1 _____ Correction 1: _____
Rev. 2 _____ Correction 2: _____
Rev. 3 _____ Correction 3: _____
Rev. 4 _____ Correction 4: _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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REGENTS WEST CAMPUS
SITE GRADING - PHASE 2
3231 TRAVIS COUNTRY CIRCLE
AUSTIN, TEXAS 78735

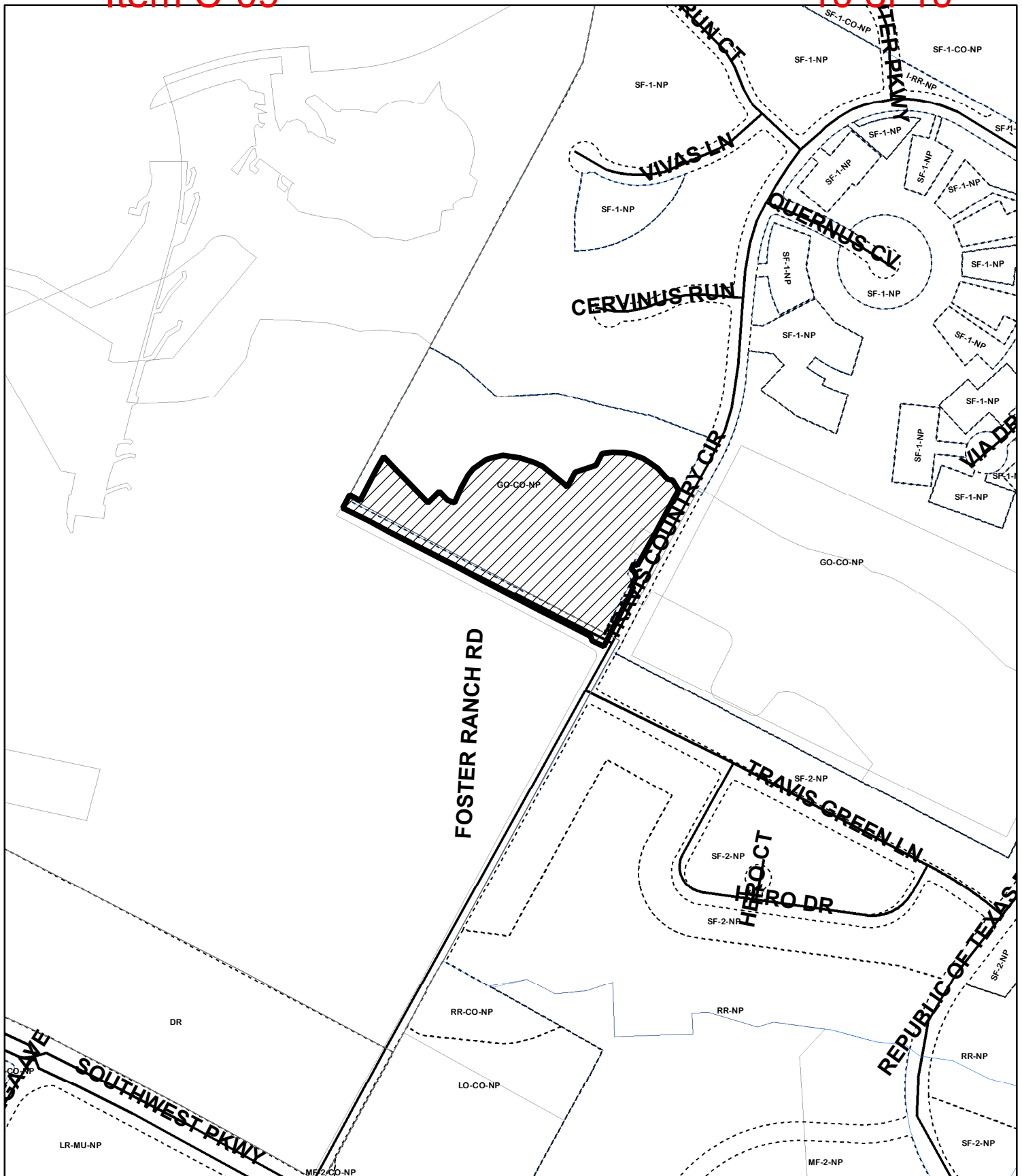
The seal appearing on this document was authorized by Stephen Ray Jamison on 03/22/2018.

STATE OF TEXAS
STEPHEN RAY JAMISON
86851
LICENSED PROFESSIONAL ENGINEER

File: H:\REGENTS WEST CAMPUS\SP-2012-0427C\SP-2012-0427C.dwg

Job No.	Scale (Hor.)	Scale (Vert.)	Snapshot	Drawn By:
SP-2012-0427C	1"=40'	1"=40'	SP-2012-0427C	MAURINE SMITH
Date:	Checked By:	Revision 1:	Revision 2:	Revision 3:
12/19/12	MAURINE SMITH	MAURINE SMITH	MAURINE SMITH	MAURINE SMITH

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SITE PLAN

CASE#: SP-2012-0427C(XT2)

ADDRESS: 3231 Travis Country Circle

CASE NAME: Regents West Campus

MANAGER: Jonathan Davila


 SUBJECT TRACT

 ZONING BOUNDARY

0 240 480 960 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Jonathan Davila